

RESOLUTION NO. C-2014-13 DOCKET

SPONSOR: CONOR O'DANIEL

COMMITTEE: FINANCE

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF  
EVANSVILLE, INDIANA, APPROVING AN AMENDMENT OF THE PLAN FOR THE  
DOWNTOWN REDEVELOPMENT AREA**

WHEREAS, the City of Evansville Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended a Declaratory Resolution (the "Declaratory Resolution") establishing the Downtown Redevelopment Area (the "Redevelopment Area") and the Downtown Redevelopment Allocation Area (the "Allocation Area") in the City, and approving a Redevelopment Plan for the Redevelopment Area (the "Plan"); and

WHEREAS, on February 20, 2013, the Redevelopment Commission approved and adopted a Resolution (the "2013 Resolution") amending the Declaratory Resolution to subdivide the existing Allocation Area into two separate allocation areas having boundaries as set forth in Exhibit A hereto, to be known as the "Downtown Allocation Area No. 1" and the "Downtown Allocation Area No. 2"; and

WHEREAS, the Redevelopment Commission submitted the 2013 Resolution to the Evansville-Vanderburgh County Area Plan Commission (the "Plan Commission") for its approval pursuant to IC 36-7-14-16; and

WHEREAS, on March 14, 2013, the Plan Commission issued its order approving the 2013 Resolution; and

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Evansville, Indiana, as follows:

1. The Common Council hereby approves the amendment to the Plan as provided in the 2013 Resolution, and hereby approves the order of the Plan Commission approving the 2013 Resolution.

2. This Resolution shall be in full force and effect from and after its passage by the Common Council as required by law.

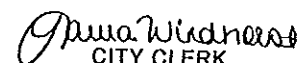
Passed and adopted by the Common Council of the City of Evansville, Indiana on the 19 day of May, 2014, on said day signed by the President of the Common Council and attested by the City Clerk.



President of the Common Council, City of  
Evansville, Indiana

**FILED**

**MAY 14 2014**

  
CITY CLERK

Attest:

Gaila Windhorst  
Clerk

Presented by me to the Mayor of the City of Evansville, Indiana on the 20 day of  
may, 2014, at the hour of 4 p.m.

Gaila Windhorst  
Clerk

This resolution approved and signed by me on the 22ND day of May, 2014, at  
the hour of 7:45, A.m.

Ray Quince  
Mayor

Approved as to Form:

[Signature]  
Corporation Counsel

STATE OF INDIANA                     )  
                                                  ) SS:  
COUNTY OF VANDERBURGH        )

I, Laura Windhorst, hereby certify that I am the duly qualified and acting Clerk of the City of Evansville, Indiana, and as such official I further certify that attached hereto is a correct and complete copy of Resolution No. <sup>2014-</sup>13 adopted by the Common Council of the City on may 19, 2014.

WITNESS my official signature and the seal of the City this 20 day of may, 2014.

Laura Windhorst  
Clerk

(SEAL)

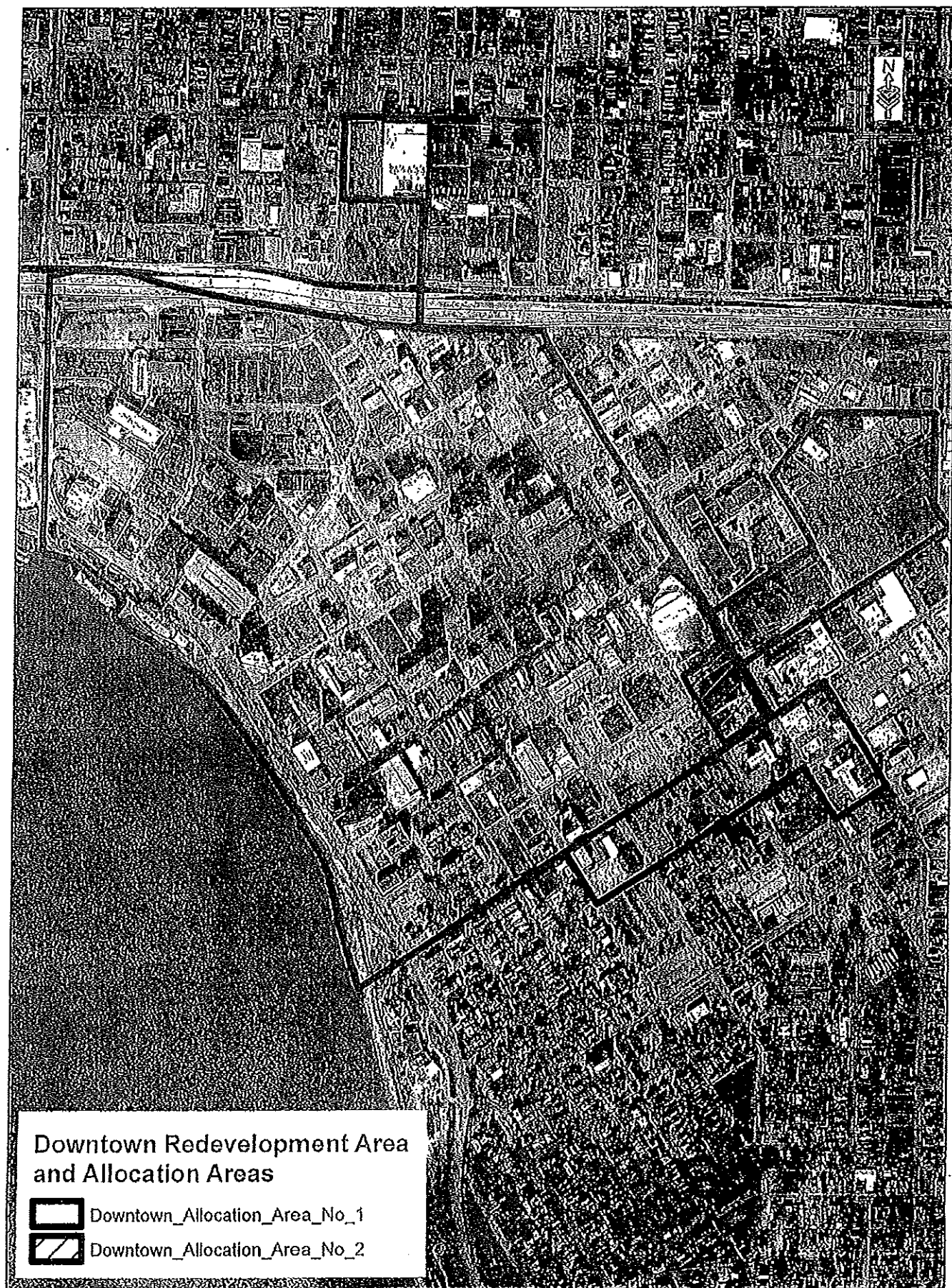
## EXHIBIT A

### AMENDMENT TO PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA OF THE CITY OF EVANSVILLE, INDIANA

1. The Downtown Redevelopment Allocation Area (the "Allocation Area") is hereby subdivided into two separate allocation areas which are to be known as the "Downtown Allocation Area No. 1" and the "Downtown Allocation Area No. 2," which have boundaries as set forth on Exhibit 1 attached hereto and with a boundary description of Downtown Allocation Area No. 1 being as set forth on the attached Exhibit 2 attached hereto and a legal description of Downtown Allocation Area No. 2 being as set forth on Exhibit 3 and Exhibit 4 attached hereto.
2. The Downtown Allocation Area No. 2 shall have a "base assessment date" of March 1, 2012.

# **EXHIBIT “1”**

## **DOWNTOWN REDEVELOPMENT AREA AND ALLOCATION AREAS**



## EXHIBIT "2"

Beginning at the southeast corner of the intersection of Fulton Avenue and Lloyd Expressway; thence east along the south right-of-way line of Lloyd Expressway to the point it intersects with the west right-of-way line of Oakley Street extended; thence north along the west right-of-way line of Oakley Street extended and Oakley Street to the southeast corner of parcel no. 11-400-26-001-015; thence west along southern parcel lines 11-400-26-001-015, 11-400-26-001-006, 11-400-26-001-007, 11-400-26-001-008, and 11-400-26-001-014 continuing west to the centerline of First Avenue; thence north along the centerline of First Avenue to the centerline of Franklin Street; thence east along the centerline of Franklin Street to the east right-of-way line of Oakley Street; thence south along the east right-of-way line of Oakley Street and Oakley Street extended to the south right-of-way line of Lloyd Expressway; thence continuing east along the south right-of-way line of Lloyd Expressway to the Southwest right of way line of NW Martin Luther King Jr Boulevard (formerly NW Seventh Street); thence southeast along the southwest right-of-way line of Martin Luther King Jr. Boulevard to the extended centerline of Locust Street; thence northeast along the extended centerline and the centerline of Locust Street to the centerline of Ninth (9th) Street; thence northwest along the centerline of Ninth (9th) Street to the centerline of Main Street; thence northeast along the centerline of Main Street to the centerline of Sycamore Street; thence east along the centerline of Sycamore Street to the extended west line of Parcel No. 11-050-21-035-034, said parcel being the CK Newsome Center; thence south along the west lines and the extended southwest line of said Parcel No. 11-050-21-035-034 to the centerline of Walnut Street; thence southwest along the centerline of Walnut Street to the southwest right of way line of S.E. Martin Luther King Jr. Boulevard; thence southeast along the southwest right of way line of S.E. Martin Luther King Jr. Boulevard to the northwest right-of-way line of Chestnut Street; thence northeast along the northwest right-of-way line of Chestnut Street to the centerline of Eighth (8th) Street; thence southeast along the centerline of Eighth (8th) Street to the centerline of Oak Street; thence southwest along the centerline of Oak Street to the southwest right of way line of S.E. Martin Luther King Jr. Boulevard; thence northwest along the northwest right of way line of S.E. Martin Luther King Jr. Boulevard to the centerline of Cherry Street; thence southwest along the centerline of Cherry Street to the centerline of Third (3rd) Street; thence northwest along the centerline of Third (3rd) Street to the northwest right-of-way line of Chestnut Street; thence southwest along the northwest right-of-way line of Chestnut Street and an extension of that line to the northeast low-water mark of the Ohio River; thence northwest along the northeast low-water mark of the Ohio River to a point that would intersect with a line extended south from the east right-of-way line of Fulton Avenue; thence north along the line extended from the east right-of-way line of Fulton and the east right-of-way line of Fulton Avenue to the southeast corner of the intersection of Fulton Avenue and the Lloyd Expressway, formerly Pennsylvania Avenue, being the Point of Beginning.

### EXHIBIT 3

A part of Block 38 in the Eastern Enlargement of the City of Evansville, the plat of which is recorded in Deed Record E, pages 415 and 416, transcribed in Plat Book A, pages 142, 143, and 144, and re-transcribed in Plat Book E, pages 16, 17, and 18, all in the office of the Recorder of Vanderburgh County, Indiana, and a part of the vacated portion of Sixth Street adjoining said Block 38, described as follows:

Beginning at the southernmost corner of said Block 38, being marked by a mag nail with washer stamped "BLA FIRM 0030"; thence South 57 degrees 15 minutes 36 seconds West 18.00 feet along the prolonged southeastern line of said Block 38 and along the southeastern boundary of that portion of Sixth Street vacated by Ordinance G-09-23, recorded as Instrument 2009R00030972 in the office of said Recorder, to the southernmost corner of said vacated portion of Sixth Street; thence North 32 degrees 46 minutes 16 seconds West 112.82 feet along the southwestern boundary of said vacated portion of Sixth Street; thence North 57 degrees 15 minutes 36 seconds East 184.10 feet; thence North 32 degrees 44 minutes 24 seconds West 23.75 feet; thence North 57 degrees 15 minutes 36 seconds East 122.07 feet to the southwestern line of Parcel 2 as described in Deed Record 506, page 71 in the office of said Recorder; thence South 32 degrees 44 minutes 37 seconds East 122.58 feet along the southwestern line of Parcels 2 and 1 as described in said Deed Record 506, page 71 to the northernmost corner of the easement of right-of-way described as Parcel 1 in Deed Record 526, page 155 in the office of said Recorder, being marked by a mag nail with washer stamped "BLA FIRM 0030"; thence South 12 degrees 15 minutes 15 seconds West 19.80 feet along the western line of said easement of right-of-way to the southernmost corner thereof and the southeastern line of said Block 38, and being marked by a mag nail with washer stamped "BLA FIRM 0030"; thence South 57 degrees 15 minutes 36 seconds West 274.12 feet along said southeastern line of Block 38 to the point of beginning and containing 37342 square feet (0.857 acres), more or less.



#### EXHIBIT 4

All of Lots 1 thru 24, inclusive, in Block 39, the vacated portion of a 12-foot alley in said Block 39, and a part of the vacated portion of Seventh Street adjoining said Block 39 in the Eastern Enlargement of the City of Evansville, the plat of which is recorded in Deed Record E, pages 415 and 416, transcribed in Plat Book A, pages 142, 143, and 144, and re-transcribed in Plat Book E, pages 16, 17, and 18, all in the office of the Recorder of Vanderburgh County, Indiana, described as follows:

Beginning at the westernmost corner of said Block 39, being marked by a mag nail with washer stamped "BLA FIRM 0030"; thence North 57 degrees 15 minutes 36 seconds East 291.12 feet along the northwestern line of said Block 39 and the prolongation thereof to the northernmost corner of said vacated portion of Seventh Street, being marked by a mag nail with washer stamped "BLA FIRM 0030"; thence South 32 degrees 48 minutes 11 seconds East 299.62 feet to the easternmost corner of said vacated portion of Seventh Street; thence South 57 degrees 18 minutes 21 seconds West 291.28 feet along the southeast line of said Block 39 and the prolongation thereof to the southernmost corner of said Block 39, being marked by a mag nail with washer stamped "BLA FIRM 0030"; thence North 32 degrees 46 minutes 16 seconds West 299.39 feet to the point of beginning and containing 87217 square feet (2.002 acres), more or less.